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NOTIFICATION OF THE YAKIMA PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL

DATE: February 18, 2026
TO: Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation
FILE #(S): TXT#003-25, SEPA#015-25
APPLICANT: City of Yakima Planning Division
PROJECT LOCATION: Citywide

On February 11, 2026, the City of Yakima Planning Commission rendered its written recommendation on **TXT#003-25, SEPA#015-25**. Proposed non-project amendments to Title 15 of the Yakima Municipal Code.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time, and place of the public hearing.

For further information or assistance, you may contact the City of Yakima Planning Division at (509) 575-6183 or email: ask.planning@yakimawa.gov

Eva Rivera
Planning Technician

Date of Mailing: **February 18, 2026**
Enclosures: Planning Commission's Recommendation



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**YAKIMA PLANNING COMMISSION
RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
AMENDMENT TO YAKIMA MUNICIPAL CODE**

WHEREAS, Pursuant to RCW 36.70A.130(1) the City is required to take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

WHEREAS, These updates to Yakima Municipal Code (YMC) Title 15 is considered to be a non-project application without a specific use or site plan to be considered; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission is responsible for the review of amendments to the City's Yakima Zoning Ordinance, Subdivision Ordinance, and other land use matters, and for recommending the approval, modification, or denial of each amendment; and

WHEREAS, The Yakima Planning Commission held a study session to review the proposed amendments on November 12, 2025, and

WHEREAS, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on December 24, 2025 and December 30, 2025; and

WHEREAS, SEPA Environmental Review for these updates was considered, a Determination of Nonsignificance was issued on December 24, 2025; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on January 28, 2025, to hear testimony from the public, consider the amendments, and provide a recommendation to the Yakima City Council;

Now therefore, the Yakima City Planning Commission presents the following findings and recommendation to the Yakima City Council:

Based upon a review of the information contained in the application, staff report, exhibits, and other evidence presented at an open record public hearing held on February 26, 2025, the Planning Commission makes the following:

I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:

The complete track changes text can be found in Exhibit "A" and is incorporated herein by reference. A summary of the amendments is as follows:

- I. YMC Subsection 15.02.020 – Definitions
 - a. Adding a new definition to the ordinance to comply with updated state standards.

Staff Analysis: The State of Washington has issued guidance for new definitions following the updates of their middle housing bills. The City of Yakima is updating the zoning ordinance to comply with the State standards.

- II. YMC Subsection 15.04.030 – Table of permitted land uses
 - a. Reorganizing Table 4-1, and changing auto repair from a Type 3 use to a Type 1 use in the Regional Development (RD) zoning district.

Staff Analysis The table will be reorganized to alphabetize the entries and create a separate category for automotive uses. Adding one overall new use to the table under residential called "Middle Housing".

- III. YMC Subsection 15.04.080 – Drive-through facilities
 - a. Referencing a new section in YMC § 15.06.135

Staff Analysis: A new section was added for drive-through standards.

- IV. YMC §§ 15.06.030 – General Provisions & 15.06.035 – Electric Vehicle Charging Station
 - a. Removing ambiguous provisions from sections

Staff Analysis: removing provision from sections that no longer apply within the City, or meet State guidance.

- V. YMC § 15.06.040 – Off-street parking standards
 - a. Removing language related to gross floor area; Revising Exemptions from Table 6-1; Adding new language for downtown business districts, dwelling units, affordable units, and mixed-use spaces.

Staff Analysis: In 2025 the Washington State Legislature passed SB 5184, which effectively limits the amount of parking a city can require for housing and commercial businesses. Staff analyzed the Bill and made specific changes to the commercial and residential parking requirements under Table 6-1, highlighted by SB 5184.

- VI. YMC Table 6-1 Standard Parking Lot Dimensions
 - a. Removing additional lot width criteria.

Staff Analysis: The additional lot width is confusing and additional sections within YMC provide guidance on parking lot design.

- VII. YMC §§ 15.06.090 – Landscaping requirements, 15.06.110 – Construction and Maintenance, 15.06.140 – Nonconforming Parking, 15.09.025 – Mixed Use Buildings, and 15.11.020 – Application Requirements.

- a. Removing and adding minor language to remove ambiguity from sections.

Staff Analysis: The updates in this section are primarily related to questions the department regularly receives related to parking standards, or items covered in other policies used by the City. Updating this section will create additional consistency between divisions and more accessibility options for public submittals.

- VIII. YMC § 15.06.135 – Drive-through standards

- a. Creating a new section specifically for drive-throughs in the City.

Staff Analysis: The City has a long history of drive-through uses, however, there are no standards guiding development of drive-throughs. Recently there have been several applications where the proposed drive-through creates cuing issues into the public right-of-way, and sites where a proposed drive-through is inappropriate. During the application process, property owners usually look to City for guidance for construction specifics. In the case of drive-throughs, the City has no clear guidance. Adding this section will eliminate ambiguity and guide applicants in site planning.

II. YAKIMA COMPREHENSIVE PLAN 2040

The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan 2040

Goal 2.1: Establish a development pattern consistent with the community's vision.

Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)

- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
- Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
- Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

III. YAKIMA PLANNING COMMISSION'S CONCLUSIONS

1. No adverse impacts have been identified;
2. The proposed updates underwent Environmental Review;
3. The proposed amendments are consistent with the Yakima Urban Area Zoning Ordinance, 2040 Comprehensive Plan, and Housing Action Plan.

MOTION

Based on the testimony and evidence presented during this afternoon's public hearing, it was moved and seconded that Planning staff draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 6-2.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed text amendments to the Yakima Municipal Code.

RECOMMENDED this 11th day of February, 2026.

By: 

**Charles Hitchcock, Vice Chair
Yakima Planning Commission**

15.02.020 Definitions.

“Alley” means a public thoroughfare or way twenty feet or less in width which has been dedicated to the city of Yakima or Yakima County for public use. [For non-residential uses, Alleys alleys](#) provide only a secondary means of [vehicular](#) access to abutting property.

[Gross Floor Area-](#)“Gross floor area” means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure. For calculating off-street parking based on gross floor area. See see YMC [15.06.040](#).

“Mixed-use building [and downtown business district multifamily development](#)” means a building or use in a commercial district or planned development, meeting the standards contained in YMC [15.09.025](#), used partly for residential use and partly for a community facility or commercial use.

[“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.](#)

15.04.030 Table of permitted land uses.

Table 4-1 titled “Permitted Land Uses” is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC [15.04.020](#). All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
AGRICULTURAL (COMMERCIAL)															
Agricultural Building (*)	1	-	-	-	-	-	-	-	1	-	-	-	-	1	1
Agricultural Chemical Sales/Storage	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1
Agricultural Market (*)	1	-	-	-	-	1	1	1	1	1	1	1	1	1	-
Agricultural Related Industries (*)	2	-	-	-	-	-	-	-	1	-	-	-	-	1	1
Agricultural Stand (*)	1	-	-	-	-	-	-	-	-	-	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Animal Husbandry (See YMC 15.09.070) (*)	1	2	-	-	-	-	-	-	-	-	-	-	-	1	1
Concentrated Feeding Operation (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floriculture, Aquaculture	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Fruit Bin Sales/Storage	3	-	-	-	-	-	-	-	-	2	-	-	-	1	1
Marijuana Production (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Resort/Destination (*)	2	3	3	-	-	-	-	-	-	1	1	1	1	3	-
Resort/Destination w/on-site agricultural production (*)	2	3	3	-	-	-	-	-	-	3	3	3	3	3	-
Retail (*)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	2
Winery and Brewery—Basic (*)	-	-	-	-	-	-	-	-	-	2	3	-	3	1	2
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	4	-	-	-	-	-	-	-	-	4	-	-	-	4	4
Agricultural Building (*)	4	-	-	-	-	-	-	-	-	4	-	-	-	4	4
Agricultural Chemical Sales/Storage	-	-	-	-	-	-	-	-	-	4	-	-	-	4	4
Agricultural Market (*)	4	-	-	-	-	-	1	1	1	1	1	1	1	1	-
Agricultural Stand (*)	4	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Agricultural Related Industries (*)	2	-	-	-	-	-	-	-	-	4	-	-	-	4	4
Animal Husbandry (See YMC 15.09.070) (*)	4	2	-	-	-	-	-	-	-	-	-	-	-	4	4
Concentrated Feeding Operation (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floriculture, Aquaculture	4	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Fruit Bin Sales/Storage	3	-	-	-	-	-	-	-	-	2	-	-	-	4	4
Marijuana Production (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Winery and Brewery—Basic (*)	-	-	-	-	-	-	-	-	-	2	3	-	3	1	2
Resort/Destination w/on-site agricultural production (*)	2	3	3	-	-	-	-	-	-	3	3	3	3	3	-
Resort/Destination (*)	2	3	3	-	-	-	-	-	-	4	4	4	4	3	-
Retail (*)	-	-	-	-	-	-	-	4	4	4	4	4	4	4	2
AMUSEMENT AND RECREATION															
Amusement Park (Permanent) (*)	-	-	-	-	-	-	-	-	-	3	3	3	3	1	3
Aquatic Center	-	-	-	-	-	-	-	-	-	3	3	3	3	1	2

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Bowling Alleys	-	-	-	-	1	-	1	1	3	1	1	1	3	-	-
Campground (*)	3	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)	-	-	-	-	-	-	-	-	3	3	-	1	-	-	-
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)	-	-	-	-	-	-	-	-	3	1	-	1	-	-	-
Drive-In Theatres	3	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Exercise Facilities	-	-	1	1	1	-	1	1	2	1	1	1	1	1	-
Game Rooms, Card Rooms, Electronic Game Rooms (*)	-	-	-	-	-	-	3	1	1	1	1	1	1	-	-
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	-	-	-	-	3	-	-	-	1	-	-
Horse Racing Tracks, Speedways	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Miniature Golf Courses	-	-	-	-	3	-	3	1	3	1	1	1	1	-	-
Movie Theatres, Auditoriums, Exhibition Halls	-	-	-	-	-	-	3	1	-	1	1	1	1	-	-
Parks (*)	2	2	2	2	1	1	1	1	2	1	1	1	1	3	3
Roller Skating or Ice Skating Rink	-	-	-	-	-	-	-	1	2	1	1	1	1	2	-
Social Card Rooms (See YMC 15.09.090) (*)	-	-	-	-	-	-	3	3	-	3	3	-	-	-	-
Sports Facility (indoor)	-	-	-	-	-	-	1	1	-	1	1	1	1	1	-
State Fair Park	(See YMC 15.04.200)														
Aquatic Center	-	-	-	-	-	-	-	3	-	3	3	4	2	-	-
Amusement Park (Permanent) (*)	-	-	-	-	-	-	-	3	-	3	3	4	3	-	-
Bowling Alleys	-	-	-	-	4	-	4	4	-	4	4	4	4	3	-
Campground (*)	3	-	-	-	-	-	-	-	-	2	-	-	-	-	-
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)	-	-	-	-	-	-	-	-	3	-	1	-	-	-	-
Drive-In Theatres	3	-	-	-	-	-	-	-	-	4	-	4	4	-	-
Exercise Facilities	-	-	4	4	4	-	4	4	2	4	4	4	4	4	-
Horse Racing Tracks, Speedways	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Game Rooms, Card Rooms, Electronic Game Rooms (*)	-	-	-	-	-	-	3	4	4	4	4	4	4	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	-	-	-	-	-	-	-	-	-	4	-
Miniature Golf Courses	-	-	-	-	3	-	3	4	-	4	4	4	4	-	-
Movie Theatres, Auditoriums, Exhibition Halls	-	-	-	-	-	-	3	4	-	4	4	4	4	-	-
Parks (*)	2	2	2	2	4	4	4	4	-	4	4	4	4	3	3
Roller Skating or Ice Skating Rink	-	-	-	-	-	-	-	4	-	4	4	4	4	2	-
Sports Facility (indoor)	-	-	-	-	-	-	4	4	-	4	4	4	4	4	-
Social Card Rooms (See YMC 15.09.090) (*)	-	-	-	-	-	-	3	3	-	3	3	-	-	-	-
State Fair Park	(See YMC 15.04.200)														
AUTOMOTIVE															
Automotive Dealer New and Used Sales	-	-	-	-	3	-	3	3	1	1	3	1	4	-	-
Car Wash/Detailing	-	-	-	-	1	-	1	1	1	1	-	1	1	-	-
Maintenance and Repair Shops	-	-	-	-	2	-	1	1	2	1	2	1	1	2	-
Paint and Body Repair Shops	-	-	-	-	2	-	2	1	1	1	-	1	1	2	-
Parts and Accessories (tires, batteries, etc.)	-	-	-	-	2	-	1	1	1	1	1	1	1	1	-
Rental; Auto, Truck, Trailer, Fleet Leasing Services with Storage	-	-	-	-	3	1	-	1	1	1	1	1	1	1	1
Service Station (*)	-	-	-	-	1	-	1	1	1	1	1	1	1	1	-
Towing Services	-	-	-	-	-	-	-	-	1	3	-	3	1	1	-
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	3	1	-	3	1	-	-
Truck Service Stations and Shops	-	-	-	-	-	-	-	2	3	-	1	1	1	-	-
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	1	1	1	-	1	1	-	-
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	3	1	-
COMMUNITY SERVICES															
Business Schools (*)	3	3	3	3	3	3	-	1	1	1	1	1	1	4	-
Cemetery/Crematorium with Funeral Home	3	3	3	3	3	-	-	-	2	-	-	-	3	-	-
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	2	2	-
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	2	2	-
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	4	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1	-	1	1	1	1	1	-	1	-
Correctional Facilities	3	-	-	-	-	-	-	-	-	-	3	3	3	3	3
Day Care Center (*)	1	1	1	1	1	1	1	1	1	2	1	1	1	1	-
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	1	1	1	1	1	1	-	1	1	-	-	-
Elementary and Middle	3	3	3	3	3	3	-	-	-	-	1	3	-	-	-
Funeral Home not associated with Cemetery/Crematorium	3	-	-	-	1	1	-	1	1	2	1	1	1	1	-
Hospital (*) Outside Institutional Overlay	3	3	3	3	3	-	-	-	-	-	3	3	-	3	-
Libraries	3	3	3	2	1	1	1	1	1	-	1	1	1	-	-
Museums, Art Galleries	-	3	3	1	1	1	1	1	1	1	1	1	1	-	-
Public Facility (*)	3	3	3	3	1	1	-	1	1	1	1	1	1	1	1
Schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior High School	3	3	3	3	3	3	-	-	-	-	3	3	-	-	-
Vocational Schools (*)	3	3	3	3	3	1	-	1	1	1	1	1	1	1	-
Wastewater Sprayfield (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Zoo (*)	3	-	-	-	-	-	-	3	3	-	3	-	3	-	-
Cemetery/Crematorium with Funeral Home	3	3	3	3	3	-	-	-	-	-	-	-	-	3	-
Funeral Home not associated with Cemetery/Crematorium	3	-	-	-	1	1	-	1	1	-	1	1	1	1	-
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	-	1	1	1	2	-
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	-	1	1	1	2	-
Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1	-	1	1	1	1	1	-	1	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	4	4	4	4	4	4	-	1	1	1	1	1	-	2	-
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	1	1	1	1	1	1	-	1	1	-	-	-
Day Care Center (*)	1	1	1	1	1	1	1	1	-	1	1	1	1	-	-
Public Facility (*)	3	3	3	3	4	4	-	1	1	1	1	1	1	1	1
Hospital (*) Outside Institutional Overlay	3	3	3	3	3	-	-	-	-	-	3	3	-	3	-
Correctional Facilities	3	-	-	-	-	-	-	-	-	-	3	3	3	3	3
Libraries	3	3	3	2	4	4	1	1	1	-	1	1	1	-	-
Museums, Art Galleries	-	3	3	1	1	1	1	1	1	1	1	1	1	-	-
Schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elementary and Middle	3	3	3	3	3	3	-	-	-	-	1	3	-	-	-
Senior High School	3	3	3	3	3	3	-	-	-	-	3	3	-	-	-
Business Schools (*)	3	3	3	3	3	3	-	1	1	1	1	1	1	1	1
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	4	1	1	1	4	1	1	1	4	-
Vocational Schools (*)	3	3	3	3	3	4	-	1	1	1	1	1	1	1	-
Wastewater Sprayfield (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Zoo (*)	3	-	-	-	-	-	-	3	3	-	3	-	3	-	-
HEALTH AND SOCIAL SERVICE FACILITY															
Congregate Living Facility 11+	3	3	3	3	3	3	-	-	-	-	1	-	1	1	-
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1	-	-	-	-	1	1	1	-	-
Group Homes (more than six), Convalescent and Nursing Homes (*)	-	-	3	2	1	1	-	-	-	-	3	3	-	-	-
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1	-	-	-	-	1	1	-	-	-
Halfway House (*)	-	-	-	2	-	-	-	-	-	-	3	3	-	-	-
Mission (*) (with Type (3) review, and development agreement—see definition)	-	-	-	-	-	-	-	-	-	-	2	2	-	2	-
Treatment Centers for Drug and Alcohol Rehabilitation	-	-	-	-	3	3	-	3	3	3	3	3	3	3	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Group Homes (six or fewer), Adult Family Home (*)	4	4	4	4	4	4	-	-	-	-	4	4	-	-	-
Treatment Centers for Drug and Alcohol Rehabilitation	-	-	-	3	3	-	3	3	-	3	3	3	3	-	-
Congregate Living Facility up to 10 (*)	3	3	3	3	4	4	-	-	-	-	4	4	4	-	-
Congregate Living Facility 11+	3	3	3	3	3	3	-	-	-	-	4	-	4	-	-
Halfway House (*)	-	-	-	2	-	-	-	-	-	-	3	3	-	-	-
Group Homes (more than six), Convalescent and Nursing Homes (*)	-	-	3	2	4	4	-	-	-	-	3	3	-	-	-
Mission (*) (with Type (3) review, and development agreement—see definition)	-	-	-	-	-	-	-	-	-	-	2	2	-	2	-
MANUFACTURING															
Agricultural Product Support	-	-	-	-	-	-	-	-	-	1	1	1	1	4	4
Aircraft Parts	-	-	-	-	-	-	-	-	-	1	-	-	1	1	1
Apparel and Accessories	-	-	-	-	-	-	-	-	-	1	3	1	1	1	1
Bakery Products (wholesale)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
Beverage Industry (*)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods	-	-	-	-	-	-	-	-	2	-	-	-	1	1	1
Cement and Concrete Plants	-	-	-	-	-	-	-	-	2	-	-	-	3	1	-
Chemicals (Industrial, Agricultural, Wood, etc.)	-	-	-	-	-	-	-	-	2	-	-	-	3	1	-
Concrete, Gypsum and Plaster Products	-	-	-	-	-	-	-	-	1	-	-	-	1	1	-
Confectionery and Related Products (wholesale)	-	-	-	-	1	-	1	1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	-	-	-	1	-	-	-	3	1	1
Drugs	-	-	-	-	-	-	-	-	1	1	-	-	1	1	1
Electrical Transmission and Distribution Equipment	-	-	-	-	-	-	-	-	1	-	1	3	1	1	1
Electronic Components and Accessories and Product Assembly	-	-	-	-	-	-	-	-	1	1	1	3	1	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly	-	-	-	-	-	-	-	-	1	-	1	1	1	1	1
Fabricated Structural Metal Products	-	-	-	-	-	-	-	-	1	3	3	-	1	1	-
Food Processing	-	-	-	-	-	-	-	-	-	3	1	3	1	1	1
Furniture	-	-	-	-	-	-	-	-	1	-	3	1	1	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Glass, Pottery, and Related Products and Assembly	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Grain Mill Products	-	-	-	-	-	-	-	-	-	-	3	-	-	1	1
Heating Apparatus Wood Stoves	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Leather Products	-	-	-	-	-	-	-	-	-	-	-	3	1	1	1
Leather Tanning and Finishing	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Machinery and Equipment	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Marijuana Processing (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Marijuana Research (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Meat, Poultry and Dairy Products	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products	-	-	-	-	-	-	-	-	-	2	-	-	-	3	1
Paperboard Containers and Boxes	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
Plastic Products and Assembly	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
Prefabricated Structural Wood Products and Containers	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Printing Trade (service industries)	-	-	-	-	1	-	1	1	1	1	1	1	2	1	1
Printing, Publishing and Binding	-	-	-	-	-	-	-	-	-	1	3	-	2	1	1
Recycling Processing Center (*)	-	-	-	-	-	-	-	-	-	-	-	3	-	1	1
Rendering Plants, Slaughter Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
Rubber Products	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Sawmills and Planing Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Sheet Metal and Welding Shops	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Sign Manufacturing and Product Assembly (*)	-	-	-	-	-	-	-	-	1	1	1	-	-	1	1
Stone Products (includes finishing of monuments for retail sale)	-	-	-	-	1	-	-	1	1	1	1	1	3	1	1
Transportation Equipment, Including Trailers and Campers	-	-	-	-	-	-	-	-	-	1	1	-	2	1	1
Woodworking: Cabinets, Shelves, etc.	-	-	-	-	-	-	-	-	3	1	1	1	2	1	1
Agricultural Product Support	-	-	-	-	-	-	-	-	-	4	4	4	4	4	4
Aircraft Parts	-	-	-	-	-	-	-	-	-	4	-	-	4	4	4
Apparel and Accessories	-	-	-	-	-	-	-	-	-	4	3	4	4	4	4
Bakery Products (wholesale)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LC	CC	AS	GC	CB	RD	M-1	M-2
Beverage Industry (*)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
Cement and Concrete Plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Chemicals (Industrial, Agricultural, Wood, etc.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Concrete, Gypsum and Plaster Products	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1
Confectionery and Related Products (wholesale)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	-	-	-	-	1	-	-	-	3	1	1
Drugs	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1	1
Electrical Transmission and Distribution Equipment	-	-	-	-	-	-	-	-	-	1	-	1	3	1	1	1
Electronic Components and Accessories and Product Assembly	-	-	-	-	-	-	-	-	-	1	1	1	3	1	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly	-	-	-	-	-	-	-	-	-	1	-	1	1	1	1	1
Fabricated Structural Metal Products	-	-	-	-	-	-	-	-	-	1	3	3	-	-	1	1
Food Processing	-	-	-	-	-	-	-	-	-	-	3	1	3	1	1	1
Furniture	-	-	-	-	-	-	-	-	-	1	-	3	1	1	1	1
Glass, Pottery, and Related Products and Assembly	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1
Grain Mill Products	-	-	-	-	-	-	-	-	-	-	3	-	-	-	1	1
Heating Apparatus Wood Stoves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Leather Products	-	-	-	-	-	-	-	-	-	-	-	-	3	1	1	1
Leather Tanning and Finishing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Machinery and Equipment	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1
Marijuana Processing (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Marijuana Research (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Meat, Poultry and Dairy Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Paperboard Containers and Boxes	-	-	-	-	-	-	-	-	-	1	3	-	-	-	1	1
Plastic Products and Assembly	-	-	-	-	-	-	-	-	-	1	3	-	-	-	1	1
Prefabricated Structural Wood Products and Containers	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Printing, Publishing and Binding	-	-	-	-	-	-	-	-	-	4	3	-	2	4	4
Printing Trade (service industries)	-	-	-	-	4	-	4	4	-	4	4	2	4	4	4
Recycling Processing Center (*)	-	-	-	-	-	-	-	-	-	-	-	3	-	4	4
Rendering Plants, Slaughter Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
Rubber Products	-	-	-	-	-	-	-	-	-	4	-	-	-	4	4
Sign Manufacturing and Product Assembly (*)	-	-	-	-	-	-	-	-	4	4	4	-	-	4	4
Sawmills and Planing Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Sheet Metal and Welding Shops	-	-	-	-	-	-	-	-	4	4	-	-	-	4	4
Stone Products (includes finishing of monuments for retail sale)	-	-	-	-	4	-	-	4	4	4	4	3	4	4	4
Transportation Equipment, Including Trailers and Campers	-	-	-	-	-	-	-	-	4	4	-	-	2	4	4
Woodworking: Cabinets, Shelves, etc.	-	-	-	-	-	-	-	3	4	4	4	4	2	4	4
MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT															
Asphalt Paving and Roofing Materials, Rock Crushing	3	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Mining Including Sand and Gravel Pits (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1	1	1	1
Asphalt Paving and Roofing Materials, Rock Crushing	3	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Mining Including Sand and Gravel Pits (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4
Off-Site Hazardous Waste Treatment and Storage Facilities (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
RESIDENTIAL															
13+ DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	1	1
8-12 DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	1	-
Accessory Dwelling Unit (*) (See YMC 15.09.045)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Accessory Uses (*)	See YMC 15.04.060														
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1	1	1	1	1	1	1
Co-Living Housing (See RCW 36.70A.535)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1	-	1	1	-	-	-
Cottage Housing (*) (See YMC 15.09.035)	-	1	1	1	1	1	-	1	1	-	1	-	1	-	-
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Middle Housing (*) (See RCW 36.70A.635)	1	1	1	1											
Mixed-Use Building	-	-	-	-	1	1	-	1	1	3	1	1	1	-	-
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Mobile Home Communities (*)	3	-	2	-	-	-	-	-	-	-	3	-	-	-	-
Multifamily Development (*): 0—7 DU/NRA	-	1	1	1	1	1	-	1	1	-	1	1	1	-	-
Planned Development (*)	See YMC 15.28														
Retirement Homes (*)	1	1	3	3	3	-	-	-	-	-	1	1	-	-	-
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2	-	2	2	-	2	2	-	2	-
Tiny House Communities (*)	-	-	2	1	1	1	-	1	1	-	1	-	-	-	-
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1	-	1	-	1	-	-
Accessory Uses (*)	See YMC 15.04.060														
Detached Single-Family Dwelling (*)	4	4	4	4	3	3	1	3	3	-	3	-	3	-	-
Accessory Dwelling Unit (*) (See YMC 15.09.045)	4	4	4	4	4	4	4	4	4	-	4	-	4	4	-
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less	-	-	-	-	-	-	-	-	-	-	4	-	4	4	-
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	4	4	4	4	3	3	4	3	3	-	3	-	3	-	-
Attached Single-Family Dwelling, Common Wall (*)	4	4	4	4	3	3	4	4	4	-	4	-	4	-	-
Two-Family Dwelling (Duplex) (*)	4	4	4	4	4	4	4	4	4	-	4	-	4	-	-
Converted Dwelling (*)	4	4	4	4	4	4	4	4	4	-	4	4	-	-	-
Cottage Housing (*) (See YMC 15.09.035)	-	4	4	4	4	4	-	4	4	-	4	-	4	-	-
Multifamily Development (*): 0—7 DU/NRA	-	4	4	4	4	4	-	4	4	-	4	4	4	-	-
8—12 DU/NRA	-	-	4	4	4	4	-	4	4	-	4	4	4	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LCC	AS	GC	CB	RD	M-1	M-2
13+ DU/NRA	-	-	4	4	4	4	-	4	4	-	4	4	4	-	-
Mixed-Use Building	-	-	-	4	4	-	-	4	4	-	4	4	4	-	-
Planned Development (*)	See YMC 15.28														
Mobile Home Communities (*)	3	-	-	2	-	-	-	-	-	-	3	-	-	-	4
Tiny House Communities (*)	-	-	2	4	4	4	-	4	4	-	4	-	-	-	-
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Retirement Homes (*)	4	4	3	4	3	-	-	-	-	-	4	4	-	-	4
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2	-	2	2	-	2	2	-	2	-
RETAIL TRADE, AND SERVICE															
Adult Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3	-	-	-	1	1	-	1	1	1	1	1	1	1	4
Auction House for Goods (*)	3	-	-	-	1	-	-	1	1	-	1	1	2	1	1
Auction House for Livestock (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Automotive: Car Wash/Detailing	-	-	-	-	1	-	-	1	1	1	1	-	1	1	-
Bail Bonds	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-
Beauty and Barber Shops	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Boats and Marine Accessories	-	-	-	-	1	-	-	1	1	-	1	-	1	1	-
Butcher Shop	-	-	-	-	1	-	-	1	1	-	1	2	2	1	-
Commercial Services (*)	-	-	-	-	1	1	1	1	1	3	1	1	1	1	-
Communication Towers (*)	(See YMC Chapter 15.29)														
Convenience Store	-	-	-	-	1	1	1	1	1	1	1	1	1	4	-
Extended Stay Hotel/Motel*	-	-	-	-	-	-	-	1	1	1	1	3	3	-	-
Farm and Implements, Tools and Heavy Construction Equipment	-	-	-	-	-	-	-	-	1	2	-	-	3	1	1
Farm Supplies	-	-	-	-	-	-	-	1	1	1	1	-	1	1	-
Financial Institutions	-	-	-	-	1	1	-	1	1	1	1	1	1	-	-
Fuel Oil and Coal Distributors	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1
Furniture, Home Furnishings, Appliances	-	-	-	-	1	-	-	1	1	1	1	1	1	-	-
General Hardware, Garden Equipment, and Supplies	-	-	-	-	2	1	1	1	1	1	1	1	1	1	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
General Retail Sales (not otherwise regulated) (*)	-	-	-	-	1	1	-	1	1	1	1	1	1	3	-
Heating and Plumbing and Electrical Equipment Stores	-	-	-	-	1	-	-	1	1	1	1	1	1	1	-
Heavy Equipment Storage, Maintenance and Repair	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Kennels (*)	2	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Laundries, Laundromats and Dry Cleaning Plants	-	-	-	-	1	1	1	1	1	1	1	1	-	1	-
Liquor Stores	-	-	-	-	1	-	1	1	-	1	1	1	-	-	-
Locksmiths and Gunsmiths	-	-	-	-	1	1	1	1	1	1	1	1	-	1	-
Lumber Yards	-	-	-	-	-	-	1	1	1	1	1	-	-	1	1
Marijuana Retail (**)	-	-	-	-	1	-	1	1	-	1	1	1	1	-	-
Massage Therapy/Spa (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
Night Clubs/Dance Establishments	-	-	-	-	-	-	-	1	1	-	1	1	1	1	-
Nursery (*)	1	-	-	-	1	-	1	1	1	1	1	-	1	1	-
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)	-	-	-	3	1	1	-	1	1	1	1	1	1	1	1
Offices and Clinics	-	-	-	3	1	1	-	1	1	1	1	1	1	1	1
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Pet Day Care/Animal Training (*)	1	-	-	-	1	-	1	1	1	1	1	-	1	1	1
Radio/TV Studio	3	-	-	-	1	1	-	1	1	-	1	1	-	1	-
Recycling Drop-Off Center (*)	-	-	-	-	1	-	1	1	-	1	1	1	1	1	-
Rental: Heavy Equipment (except automotive) with Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Rental: Heavy Equipment (except automotive) without Storage	-	-	-	-	-	-	-	-	-	-	1	1	3	1	1
Repairs: Reupholstery and Furniture	-	-	-	-	1	-	1	1	1	1	1	1	1	1	-
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Repairs: Small Engine and Garden Equipment	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Restaurant (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Shooting Ranges (indoor)	-	-	-	-	-	-	3	3	-	3	3	-	1	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Short Term Rental (*)	3	3	3	3	3	-	-	3	3	-	3	1	-	-	-
Signs, Printed, Painted or Carved	-	-	-	-	1	-	-	1	1	1	1	1	-	1	1
Taverns (*) and Bars	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Technical Equipment Sales (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Waste Material Processing and Junk Handling (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Adult Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3	-	-	-	1	1	-	1	1	1	1	1	1	-	1
Auction House for Goods (*)	3	-	-	-	1	-	-	1	1	-	1	1	2	1	1
Auction House for Livestock (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Automotive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automotive Dealer New and Used Sales	-	-	-	-	3	-	3	3	-	1	3	1	1	-	-
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	1	-	1	-	1	-	-	-
Automotive: Car Wash/Detailing	-	-	-	-	1	-	1	1	1	1	-	1	1	-	-
Parking Lots and Garages	-	-	-	-	1	1	-	1	1	1	1	1	1	1	-
Maintenance and Repair Shops	-	-	-	-	2	-	1	1	2	1	2	3	1	2	-
Paint and Body Repair Shops	-	-	-	-	2	-	2	1	-	1	-	3	1	2	-
Parts and Accessories (tires, batteries, etc.)	-	-	-	-	2	-	1	1	1	1	1	1	1	1	-
Towing Services	-	-	-	-	-	-	-	-	1	3	-	3	1	1	-
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Bail Bonds	-	-	-	-	-	-	-	-	-	1	1	1	1	-	-
Beauty and Barber Shops	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Short Term Rental (*)	3	3	3	3	3	-	3	3	-	3	1	-	-	-	-
Boats and Marine Accessories	-	-	-	-	1	-	1	1	-	1	-	1	1	1	-
Butcher Shop	-	-	-	-	1	-	1	1	-	1	2	2	1	-	-
Commercial Services (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Communication Towers (*)	(See YMC Chapter 15.29)														
Convenience Store	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Pet Day Care/Animal Training (*)	1	-	-	-	1	-	1	1	1	1	-	1	1	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Farm and Implements, Tools and Heavy Construction Equipment	-	-	-	-	-	-	-	-	4	2	-	3	4	4	
Farm Supplies	-	-	-	-	-	-	4	4	4	4	-	4	4	-	
Financial Institutions	-	-	-	4	4	-	4	4	4	4	4	4	4	-	-
Fuel Oil and Coal Distributors	-	-	-	-	-	-	-	-	4	4	-	-	4	4	
Furniture, Home Furnishings, Appliances	-	-	-	-	4	-	4	4	4	4	4	4	4	-	
General Hardware, Garden Equipment, and Supplies	-	-	-	-	2	4	4	4	4	4	4	4	4	4	
General Retail Sales (not otherwise regulated) (*)	-	-	-	4	4	-	4	4	4	4	4	4	4	3	-
Heating and Plumbing and Electrical Equipment Stores	-	-	-	-	4	-	4	4	4	4	4	4	4	4	
Heavy Equipment Storage, Maintenance and Repair	-	-	-	-	-	-	-	-	4	-	-	-	-	4	4
Kennels (*)	2	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Laundries, Laundromats and Dry-Cleaning Plants	-	-	-	-	4	4	4	4	4	4	4	4	4	4	
Liquor Stores	-	-	-	-	4	-	4	4	4	4	4	4	4	4	-
Locksmiths and Gunsmiths	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Lumber Yards	-	-	-	-	-	-	4	4	4	4	-	-	4	4	
Marijuana Retail (**)	-	-	-	-	4	-	4	4	4	4	4	4	4	4	-
Massage Therapy/Spa (*)	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels	-	-	-	-	-	-	-	4	4	4	4	4	4	4	4
Extended Stay Hotel/Motel*	-	-	-	-	-	-	-	4	4	4	4	3	3	-	-
Night Clubs/Dance Establishments	-	-	-	-	-	-	-	4	4	-	4	4	4	4	-
Nursery (*)	4	-	-	-	4	-	4	4	4	4	-	4	4	4	-
Offices and Clinics	-	-	-	3	4	4	-	4	4	4	4	4	4	4	-
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)	-	-	-	3	4	4	-	4	4	4	4	4	4	4	-
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Radio/TV Studio	3	-	-	-	4	4	-	4	4	-	4	4	-	4	-
Recycling Drop-Off Center (*)	-	-	-	-	4	-	4	4	4	4	4	4	4	4	-
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage	-	-	-	-	3	4	-	4	4	4	4	4	4	4	4

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Rental: Heavy Equipment (except automotive) with Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Rental: Heavy Equipment (except automotive) without Storage	-	-	-	-	-	-	-	-	-	4	4	3	4	4	4
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Repairs: Reupholstery and Furniture	-	-	-	-	4	-	4	4	4	4	4	4	4	4	-
Repairs: Small Engine and Garden Equipment	-	-	-	-	4	4	4	4	4	4	4	4	-	4	-
Restaurant (*)	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Service Station (*)	-	-	-	-	4	-	4	4	4	4	4	4	4	4	-
Shooting Ranges (indoor)	-	-	-	-	-	-	3	3	-	3	3	-	4	-	-
Signs, Printed, Painted or Carved	-	-	-	-	4	-	-	4	4	4	4	-	4	4	-
Taverns (*) and Bars	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Technical Equipment Sales (*)	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Truck Service Stations and Shops	-	-	-	-	-	-	-	-	-	3	-	4	4	4	-
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	4	-	3	4	-	-
Waste Material Processing and Junk Handling (*)	-	-	-	-	-	-	-	-	-	-	-	-	3	4	-
TRANSPORTATION															
Air, Rail, Truck Terminals (for short-term storage, office, etc.)	-	-	-	-	-	-	-	-	1	-	1	-	4	4	-
Airport Landing Field	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Airport Operations (*)	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Bus Storage and Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Bus Terminals	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1
Contract Truck Hauling, Rental of Trucks with Drivers	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	-	-	-	-	-	-	-	3	-	3	-	-	-	1	-
Transportation Brokerage (*) Offices, with Truck Parking	-	-	-	-	-	-	-	1	-	1	-	-	-	1	1
Bus Terminals	-	-	-	-	-	-	-	-	4	4	4	4	4	4	4
Bus Storage and Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Transportation Brokerage (*) Offices, with Truck Parking	-	-	-	-	-	-	-	4	-	4	-	-	-	4	4

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2	
Contract Truck Hauling, Rental of Trucks with Drivers	-	-	-	-	-	-	-	-	-	-	4	-	-	4	4	
Air, Rail, Truck Terminals (for short-term storage, office, etc.)	-	-	-	-	-	-	-	-	-	4	-	4	-	4	4	
Railroad Switch Yards, Maintenance and Repair Facilities, etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	-	-	-	-	-	-	-	-	3	-	3	-	-	4	-	
Airport Landing Field	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	
Airport Operations (*)	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	
UTILITIES																
Power Generating Facilities														3	4	4
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3				1	1
WHOLESALE TRADE—STORAGE																
Parking Lots and Garages	-	-	-	-	1	1	-	1	1	1	1	1	1	4	-	
Residential Mini-Storage (*)	-	-	-	3	3	-	-	-	-	1	3	-	3	1	1	
Residential Mini-Storage, Outdoor (*)	-	-	-	3	3	-	-	-	-	1	3	-	-	1	1	
Storage Facilities, Bulk (*)	-	-	-	-	-	-	-	-	-	1	2	-	-	1	1	
Storage Facilities, Commercial (*)	-	-	-	-	-	-	-	-	3	1	3	-	3	1	1	
Storage Facility, Commercial Outdoor (*)	-	-	-	-	-	-	-	-	3	1	3	-	-	1	1	
Warehouses (*)	-	-	-	-	-	-	-	-	3	1	2	2	-	1	1	
Wholesale Trade (*)	-	-	-	-	-	-	-	-	2	1	1	2	-	1	1	
Warehouses (*)	-	-	-	-	-	-	-	-	3	4	2	2	-	4	4	
Wholesale Trade (*)	-	-	-	-	-	-	-	-	2	4	4	2	-	4	4	
Storage Facilities, Bulk (*)	-	-	-	-	-	-	-	-	-	4	2	-	-	4	4	
Storage Facilities, Commercial (*)	-	-	-	-	-	-	-	-	3	4	3	-	3	4	4	
Storage Facility, Commercial Outdoor (*)	-	-	-	-	-	-	-	-	3	4	3	-	-	4	4	
Residential Mini-Storage (*)	-	-	-	3	3	-	-	-	-	4	3	-	3	4	4	
Residential Mini-Storage, Outdoor (*)	-	-	-	3	3	-	-	-	-	4	3	-	-	4	4	
Parking Lots and Garages	-	-	-	1	1	-	1	1	1	1	1	1	1	1	-	

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* Refers to a definition in YMC Chapter 15.02.
 ** See YMC 15.09.220 for general development requirements for marijuana uses.
 % = Not Permitted

Table 4-1. Permitted Land Uses

	R-SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
1															
2															
3															

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1 = Class (1) Permitted Use
 2 = Class (2) Requires an Administrative Review by the Administrative Official
 3 = Class (3) Requires a Public Hearing by the Hearing Examiner

15.04.080 Drive-through facilities.

A. Review Required. Any **commercial** use having a drive-through service window or booth shall require one higher level of review than shown in Table 4-1, except:

1. Those noted as a Class (3) use requiring a Type (3) review shall remain a Type (3) review;
2. Financial institutions; and
3. Properties that do not abut residential zones.

B. Purpose. Such review is required in recognition of the potential impacts of drive-through uses on adjoining residential uses and the transportation system.

C. Elements of Review. Review is intended to modify or mitigate negative impacts upon adjoining residential uses and the transportation system. The review of a drive-through facility shall include consideration of impacts from the following: noise from the drive-through speaker and/or car radio, glare from vehicle headlights and exterior lighting fixtures, fumes to residential uses, and impacts to transportation traffic flow and carrying capacity of the arterial street system. The proposed site will require an on-site interior parking circulation plan as defined by YMC [15.06.030](#) and [15.06.080](#).

D. Definition. For purposes of this section, "drive-through" facilities means a window or station for providing service to customers who remain in their vehicle to conduct a business transaction, excluding gas stations and car washes.

[E. Drive-through facilities shall be designed in accordance with YMC 15.06.135.](#)

15.06.010 Purpose.

The following parking standards are intended to establish adequate off-street parking, [reduce encourage](#) on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots.

15.06.030 General provisions.

A. The off-street parking and loading facilities required by this chapter shall be established prior to any change in the use of land or structures and/or prior to the occupancy of any new or enlarged structure.

B. Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees. Required parking shall not be used for the storage of vehicles or materials; the parking of company or business vehicles used in conducting the business; or for the sale, repair or servicing of any vehicle.

C. Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking.

~~D.—The required front yard in the R-3 district shall not be used for off-street parking for four or more cars unless the three-foot strip nearest the front property line is landscaped and a two-foot-high concrete, masonry, or decorative block wall, wood fence, or solid landscaping screen is provided. (For corner lots see YMC 15.05.040.)~~

E. A parking circulation plan is required for parking lots and the associated vehicular travel ways for multifamily and nonresidential uses that have five or more required off-street parking spaces. The required off-street parking shall be designed in a manner that eliminates a need for backing and maneuvering from or onto streets, sidewalks, pedestrian ways, or bikeways in order to exit a property or maneuver out of parking spaces. Furthermore, the parking lot and associated travel ways shall be designed in a manner that provides for safe and adequate traffic flow.

1. Loading spaces and truck maneuvering areas shall be included in the parking circulation plan.
2. Drive-through lanes and related facilities shall be clearly shown on the parking circulation plan.
3. Driveway locations and specifications shall be shown on the parking circulation plan and are subject to review for safety and traffic flow. The location of the driveways shall conform to YMC [15.06.065](#).

4. The parking circulation plan is a site plan requirement. Recommendations regarding adequate circulation may be received from the traffic engineering staff, city engineering staff, fire department, and other reviewing agencies. Additional mitigation or redesign may be required if the proposed circulation pattern creates safety conflicts.

15.06.035 Electric vehicle charging stations.

A. Electric vehicle charging stations, as defined by RCW [36.70A.695](#)(5), or as amended, shall be allowed as follows, except for on resource lands or in critical areas:

1. An accessory use to an approved principal use in [the B-1, B-2, HB, SCC, LCC, CBD, GC, M-1, M-2, RD, and AS](#) zoning districts.
2. As a right-of-way use permit [in public parking lots and/or when located within](#) on-street public parking areas.

15.06.040 Off-street parking standards.

A. Table of Required Off-Street Parking. The parking standards in Table 6-1, Table of Off-Street Parking Standards, are established as the parking standards for the uses indicated. [These parking requirements are based on gross floor area.](#) "Gross floor area" means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, [storage areas](#), restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. [Storage areas are included in gross floor area. However, the required off-street parking for storage areas shall be calculated at the rate of one space per five hundred square feet rather than the specific parking standard established in Table 6-1; except when the parking standard for the principal use would require fewer parking spaces \(i.e., one space per six hundred square feet\).](#) All required off-street parking shall be subject to the procedures of this title and the standards of this section.

B. Uses Not Specified. Off-street parking requirements for uses not specifically listed in Table 6-1 shall be determined by the reviewing official based upon the requirement for similar uses.

C. [Downtown Business District Exemptions from Table 6-1.](#) [The downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter, following](#) shall be exempt from the provisions of this chapter as [they their uses](#) relate to the number of parking spaces required, [except that this exemption shall not apply to property that is used for residential purposes; and further provided, that all the other requirements of this chapter shall apply to any parking provided by the applicant.:](#)

[1. Development within the downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter,](#)

2. Dwelling units under 1,200 sq. ft.

3. Commercial spaces under 3,000 sq. ft.

4. Affordable or low-income housing, as defined by RCW 36.70A.030. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.

5. Ground level nonresidential spaces in mixed-use buildings.

6. A building undergoing a change of use if the footprint of the building is not being expanded.

D.—Subsidized Low-Income Housing Parking.

1.—At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state.

2.—Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.

Figure 6-1

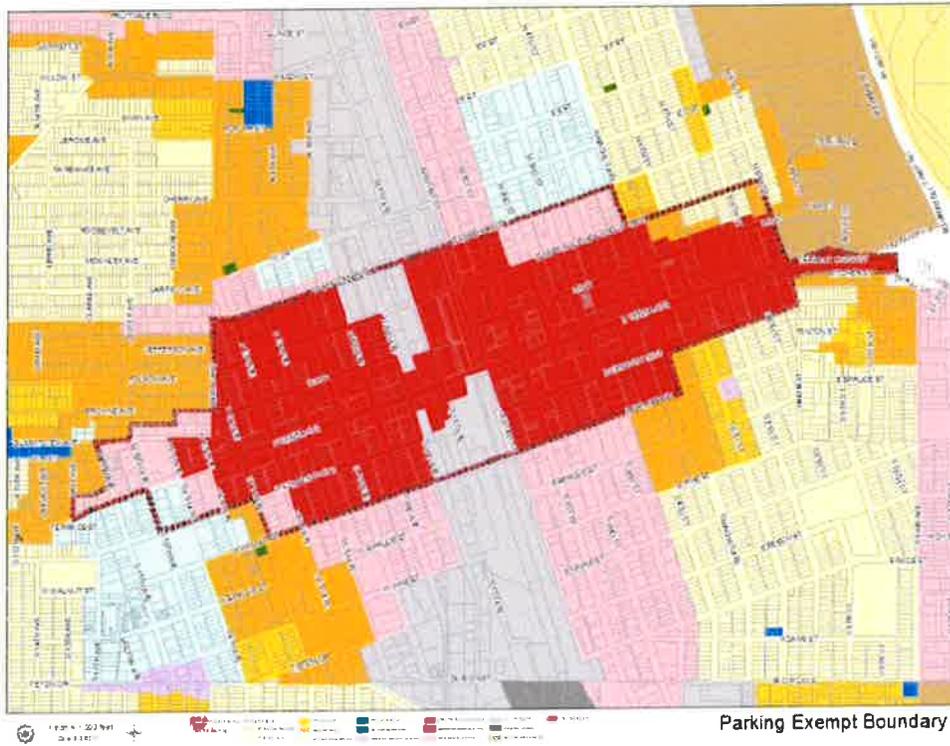


Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
AGRICULTURE (COMMERCIAL)	
Agriculturally related industries	<p>1 space for each employee based on the maximum working at any given shift;</p> <p>1 space for each 300-500 square feet sq. ft. of gross floor area for packing and processing areas; or</p> <p>2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas, whichever is deemed more appropriate by the reviewing official</p>

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
AMUSEMENT AND RECREATION	
Game rooms, card rooms, electronic game rooms	1 space for each playing table, for every 3 seats or every 3 machines, whichever is greater 500 sq. ft. of gross floor area
Horse racing tracks, speedways, grandstands	1 space for each 3 fixed seats or 54" of bench seating
Bowling alleys	5 spaces for each lane 1 space for each 500 sq. ft. of gross floor area
Gymnasiums, exercise facilities	1 space for each 200-500 sq. ft. of gross floor area
Parks (public or private)	10 spaces per acre for passive recreation; 20 spaces per field for active recreation; None if less than 1 acre in size
Roller and/or ice skating rink	1 space for each 450-500 sq. ft. of skating surface area
Swimming pools	1 space for each 500 sq. ft. of water surface area
Movie theatres	1 space for each 4 seats
Golf courses	5 spaces per green and 1 space per 300-500 sq. ft. of gross floor area
Golf driving ranges	1 space per tee or 1 space per 15 feet of driving line, whichever is greatest
Auditoriums, exhibition halls, community centers, fraternal organization	1 space for each 100 sq. ft. of gross floor area
COMMUNITY SERVICES	
Churches, synagogues, temples, and funeral homes	1 space for each 3 fixed seats (or 54" of bench-type seating) 100 sq. ft. of gross floor area 1 space for each 40 sq. ft. of general reception/gathering area
Community gardens* (accessory to an approved principal use) (See YMC 15.04.060(G))	None
Community gardens* (with planting area of 0.25 acre or less)	None
Community gardens* (with planting area of more than 0.25 acre and up to 0.5 acre)	2 spaces
Community gardens* (with planting area of more than 0.5 acre up to 1 acre)	4 spaces

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Convalescent, nursing and group homes	1 space for each 2 beds 1,000 sq. ft. of gross floor area
Fire and police stations	1 space for each 200-500 sq. ft. of gross floor area
Halfway houses (Correctional facilities/detention centers)	1 space for each 2 beds
Hospitals	1.5 spaces for each bed 1 space for each 500/1,000 sq. ft. of gross floor area
Schools:	
Primary, elementary, junior, senior	3 spaces for each classroom, or 1 space for each 3 seats (54" bench-type seating) in the assembly area, whichever is greater
Junior, senior	Same as primary/elementary and 1 space for each 4 students over 16 years old
Junior or community colleges	1 space for each 400-500 sq. ft. of gross floor area
Juvenile detention centers	1.5 spaces for each bed
Libraries	1 space for each 100-500 sq. ft. of gross floor area
Museums, art galleries	1 space for each 100-250/500 sq. ft. of gross floor area
Preschools, day care centers	1 space for each employee plus 1 space for each 6 children None
Vocational and business schools	1 space for each 400-500 sq. ft. of gross floor area
MANUFACTURING (MASS PRODUCTION)	
All uses listed under manufacturing in Table 4-1	1 space for each employee per maximum shift 500 sq. ft. of gross floor area
RESIDENTIAL	
Accessory dwelling units	1 space None
Single-family dwelling, manufactured home, mobile home	2-1 spaces
Two-family dwellings	4-2 spaces
Tiny house, tiny house with wheels, recreational vehicle	1 space
Multifamily development	0.5 spaces (none in CBD) per dwelling unit
Less than 10	2 spaces (1.5 in CBD) per dwelling
10 or more units	1.5 (1 in CBD) spaces per dwelling
Retirement homes	1 space for each dwelling unit None

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Subsidized low-income housing (see YMC 15.06.040(D))	0.5 spaces per dwelling
RETAIL TRADE AND SERVICES	
Automobile and truck, manufactured homes, travel trailer sales	1 space for each 500 sq. ft. of showroom and 1 space for each 1,000 sq. ft. of retail sales floor area
Automotive: Automobile maintenance and service shops	2 spaces per service area including work bays 1 space for each 500 sq. ft. of gross floor area
Car wash	6 spaces per wash bay 1 space for each 500 sq. ft. of gross floor area
Car wash, self-service	1 space for each 1,000 sq. ft. of gross floor area
Paint and body repair	2 spaces per service area including work bays 1 space for each 500 sq. ft. of gross floor area
Specialized repair shops (battery, radiator, etc.)	2 spaces per service area including work bays 1 space for each 500 sq. ft. of gross floor area
Wrecking and dismantling yards	1 space for each 500 sq. ft. of gross floor area
Beauty and barber shops	1 space for each 400-500 sq. ft. of gross floor area
Short term rental	1 space for each guest room
Building and contractors	1 space for each 800 sq. ft. of gross floor area
Congregate living facility	1 space for every 2 beds
Drug stores	1 space for each 200 sq. ft. of gross floor area
Employment agencies (private)	1 space for each 200 sq. ft. of gross floor area
Espresso/coffee stand with or without drive-through	1 space for each 50-500 sq. ft. of gross floor area, including outside seating, and one space for each employee
Farm supplies	1 space for each 800 sq. ft. of gross floor area
Florists	1 space for each 500 sq. ft. of gross floor area
Financial institutions	1 space for each 200-500 sq. ft. of gross floor area
Furniture, home furnishings, appliances	1 space for each 800 sq. ft. of gross floor area
Heating and plumbing equipment stores	1 space for each 400-500 sq. ft. of gross floor area
Home occupations	See YMC 15.04.120()
Insurance agents, brokers and service agencies	1 space for each 200 sq. ft. of gross floor area

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Lumber yards	1 space for each 800 sq. ft. of gross floor area of structure and covered storage area
Nurseries	1 space for each 400-500 sq. ft. of G.F.A. gross floor area of structure and permanent outside display and sales area
Medical and dental laboratories, offices, and clinics	1 space for each 200-500 sq. ft. of gross floor area
Motels and hotels	1.2 spaces for each guest room
Multiple use centers (3 or more uses with shared parking)	
—having less than 25,000 sq. ft. of gross floor area	1 space for each 300-500 sq. ft. of gross floor area
—having 25,001—400,000 sq. ft. of gross floor area	1 space for each 400 sq. ft. of gross floor area
—having 400,001—600,000 sq. ft. of gross floor area	1 space for each 500 sq. ft. of gross floor area
—having 600,001+ sq. ft. of gross floor area	1 space for each 600 sq. ft. of gross floor area
Paint, glass, and wallpaper stores	1 space for each 400 sq. ft. of gross floor area
Professional office building for use by accountants, attorneys, etc.	1 space for each 200 sq. ft. of gross floor area
Real estate offices	1 space for each 200 sq. ft. of gross floor area
Restaurant, cafe, and drive-in eating facilities	1 space for each 50-500 sq. ft. of indoor and outdoor public floor area, and 1 space for each 200 sq. ft. of outdoor public eating area
General Retail establishments in Table 4-1 but not listed in this table	
—less than 25,000 sq. ft. of gross floor area	1 space for each 300-500 sq. ft. of gross floor area
—25,001—400,000 sq. ft. of gross floor area	1 space for each 400 sq. ft. of gross floor area
—400,001—600,000 sq. ft. of gross floor area	1 space for each 500 sq. ft. of gross floor area
—600,001+ sq. ft. of gross floor area	1 space for each 600 sq. ft. of gross floor area
Service stations	2-1 spaces for each 500 sq. ft. of working/service area, including bays
Taverns and bars, dine, drink, and dance establishments	1 space for each 75-500 sq. ft. of gross floor area

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Waste material processing and junk handling	1 space for each 500 sq. ft. of gross floor area
TRANSPORTATION	
Bus terminals, storage and maintenance facilities	1 space for each 300-500 sq. ft. of gross floor area
Air, rail and truck terminals	1 space for each 300-500 sq. ft. of gross floor area
Taxicab terminals, maintenance and dispatching centers	1 space for each 300-500 sq. ft. of gross floor area
UTILITIES	
Utility services	1 space for each 800 sq. ft. of gross floor area
WHOLESALE TRADE	
Wholesale trade warehouses	1 space for each employee based on the maximum working at any given shift; or 1 space for each 300-500 square feet of gross floor area for packing and processing areas; 2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas; whichever is deemed more appropriate by the reviewing official
Residential mini-storage	1 space for each 300-500 sq. ft. of gross floor area of office space
<p>How to Use Table 6-1:</p> <ol style="list-style-type: none"> 1. Calculate the gross floor area for the structure. (See YMC 15.06.040 to determine gross floor area.) 2. Determine the amount of gross floor area used for storage rooms. 3. Required off-street parking for storage is one space per 500 square feet. 4. Find the proposed use in Table 6-1. <p>Example:</p> <p>The gross floor area of the structure is 3,000 sq. ft. 1,000 sq. ft. of the structure is used for storage. The parking standard for storage rooms is one space per 500 sq. ft. (YMC 15.06.040). $1,000 \div 500 = 2$ off-street parking spaces for the storage area.</p>	

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
	<p>The proposed use is a shoe shop. According to Table 6-1, shoe shops require one off-street parking space for each 300 sq. ft. of gross floor area. $2,000 \div 300 = 6.6$ or seven spaces, since fractions of parking spaces are rounded up (YMC 15.06.05Q(A)).</p> <p>The total required off-street parking of this use is: 2 spaces (for storage area) + 7 spaces (for the rest of the gross area) = 9 spaces.</p>

15.06.070 Schedule of minimum parking dimensions.

Driveways and parking stalls shall conform to Table 6-2, which is hereby adopted as the schedule of minimum parking dimensions. (Refer to diagram below. All dimensions are based on a basic nine-foot-by-nineteen-foot stall.)

Table 6-2. Standard Parking Lot Dimensions

PARKING ANGLE ALONG CURB	STALL WIDTH	CURB LENGTH PER CAR	STALL DEPTH	MINIMUM DRIVEWAY WIDTH ¹	LOT WIDTH: 1 ROW + 1 DRIVEWAY PER CAR	SQ. FT.	LOT WIDTH: 2 ROWS + 1 DRIVEWAY PER CAR	SQ. FT.	LOT WIDTH: 3 ROWS + 2 DRIVEWAYS PER CAR	SQ. FT.	LOT WIDTH: 4 ROWS + 2 DRIVEWAYS PER CAR	SQ. FT.
0°	8'	23'	8'	12'	20'	460	28'	322	48'	368	56'	322
30°	9'	18'	17'3"	11'	28'4"	510	45'6"	411	66'2"	397	83'6"	376
45°	9'	12'7"	19'8"	13'	32'10"	420	52'5"	336	79'0"	376	98'10"	315
60°	9'	10'4"	21'0"	18'	39'0"	407	60'	313	95'0"	330	116'0"	305
90°	9'	9'	19'	24'	43'	387	62'	279	105'	315	124'	279

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1. Ninety-degree parking permits two-way driveway travel. If the angle is less than ninety degrees driveway travel shall be one-way, or the driveway width shall be increased to 24 feet.
2. Residential parking shall have minimum dimensions of eight feet by twenty feet for any parking angle, or a minimum equivalent area of 160 square feet with a minimum width of eight feet.

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15.06.090 Required landscaping of parking areas.

- A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area. This landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1.
- B. The planting area standard, where required, shall be a minimum of twenty-four square feet with the exception of raised planter boxes around buildings.
- C. A standard of one tree from an approved list shall be planted for every fifteen single-row parking stalls ~~or every thirty double-row parking stalls within the~~ for parking and vehicle storage lots with five or more spaces.
- D. Landscaping may consist of a combination of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.
- E. Landscaping shall be located within the parking area, such as in between parking spaces or in parking "islands," or around the perimeter of the parking lot.
- F. Every parking area for a nonresidential use that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, landscaped berm, or compact evergreen hedge at least six feet in height. The administrative official may increase the height, depth, and content of said screening as necessary to adequately protect adjacent single-family residential development. The screening shall be provided and maintained along the property line of such lot.

15.06.110 Construction and maintenance.

All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be constructed in the following manner:

- A. A. Surfacing. Paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged. If the parking space has a curb stop, the area beyond the curb stop may be landscaped in order to meet landscaping and/or lot coverage requirements.
- B. Residential Surfacing. Parking spaces may consist of grass block pavers.
- BC. Grading and Drainage. Graded and drained so all surface water is disposed of on site. Grading and drainage facilities shall be designed according to accepted engineering standards and the Eastern Washington Stormwater Manual, which will require review by the city engineer or a designee.

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CD. Border Barricades. Any parking, vehicle storage, or motor vehicle sales area abutting the street property line shall provide a concrete curb at least six inches in height and located at least two feet from the street property line. The curb shall be securely anchored. No curb shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

DE. Markings. All parking spaces (except motor vehicles sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the administrative official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. In addition, when required, all accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

F. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan.

15.06.135 Drive-through standards.

Any use having a drive-through service window or booth shall comply with the following standards:

A. Drive-Through Dimensions. The drive-through shall be of adequate length to prevent vehicles from backing up into the right-of-way or cause conflicts with off-street circulation and parking. Each drive-through lane shall have the minimum dimensions of twelve feet in width and one hundred twenty feet in length, measured from each entrance of the drive-through lane to the midpoint of the first service window or booth.

B. Drive-Through Location. The drive-through lane shall not serve as sole access to off-street customer parking, except for additional spaces intended to serve drive-through customers located beyond the last service window or booth.

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15.06.140 Nonconforming parking.

A. Any use which, on the effective date of the ordinance codified in this section or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming; however, the number of existing off-street parking spaces shall not be reduced.

B. When an existing structure with nonconforming parking is expanded and additional parking is required, the additional parking spaces shall be provided in accordance with the provisions of this chapter; however, the number of additional spaces shall be computed only to

the extent of the enlargement, regardless of whether or not the number of previously existing spaces satisfies the requirements of this chapter.

C. When the use of an existing lot or structure with nonconforming parking is changed to another use listed in Table 4-1, the ~~nonconformity existing parking shall cease and the new use shall provide all the required off-street parking in accordance with the provisions of this chapter suffice. However, this requirement may be waived by the administrative official for existing buildings and/or lots within the B-1, CBD or GC zoning districts, containing insufficient area to provide parking, provided the following factors are taken into consideration:~~

- ~~1. New use has similar parking requirements to the previously approved use;~~
- ~~2. The availability of on-street parking;~~
- ~~3. The availability of nearby off-street parking or other opportunities to conform to the parking standard, such as a shared parking agreement; and~~
- ~~4. Location of the business in proximity to the downtown business district exempt area (YMC 15.06.040(C)).~~

15.09.025 Mixed-use buildings.

A. Purpose and Intent.

1. To provide a streamlined process for new development or redevelopment projects that include a mixture of high density residential along with complementary retail, commercial, or professional uses at a scale that is compatible with the surrounding neighborhood.

B. Level of Review—Mixed-Use Building.

1. A new or redeveloped mixed-use building is a Class (1) permitted use, requiring Type (1) review, in applicable zones and is determined to be the appropriate level of review for any combination of Class (1) and Class (2) uses listed in those zones.
2. Any combination of uses which includes a Class (3) permitted use shall undergo Type (2) review.
3. The mixed-use building/development shall not contain any use which is otherwise not permitted in the zone.

4. A new mixed-use building that does not meet the layout requirement of subsection (D)(1) of this section shall undergo Type (2) review or be reviewed based upon its particular uses as listed in Table 4-1, whichever is higher.

5. A new mixed-use building located in the downtown business district shall also comply with YMC [15.09.026](#).

C. Prohibited Uses. The following uses are prohibited in a mixed-use building/development project:

1. All wholesale trade—Storage uses.
2. All transportation uses.
3. All utilities uses.
4. All automotive ~~sales, maintenance and repair, carwash/detailing, paint and body, parts and accessories, and towing~~ uses.
5. Boats and marine accessories.
6. Farm and implements, tools and heavy construction equipment.
7. Farm supplies.
8. Fuel oil and coal distributors.
9. Lumber yards.
10. Nurseries.
11. All rental uses.
12. Repairs: reupholstery and furniture.
13. Repairs: small engine and garden equipment.
- ~~14.—Service stations.~~
- ~~15.—Truck service stations and shops.~~

D. Development Standards.

1. Layout. A mixed-use building should not have any residential dwelling units located on the ground floor, whenever feasible. A minimum of fifty percent of the total floor area shall be residential dwelling units, and at least sixty percent of the ground floor shall be dedicated for community facility or commercial use.

2. Height Bonus. In the B-1, B-2, and SCC zoning districts, the maximum height of the building (YMC [15.05.030](#), Table 5-1) may be increased to fifty feet if all of the following are met:

- a. The majority of the additional building height is used to increase the number of dwelling units;
- b. The additional building height is necessary to accommodate on-site parking requirements;
- c. Additional on-site landscaping is provided equaling fifteen percent of the parking area, at a minimum.

E. Design Standards.

1. Entrances. Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.

2. Transparency.

a. There shall be windows on all sides of the building facing streets and pedestrian ways.

b. Within the downtown business district, the ground floor of a mixed-use building shall contain transparency for the majority of the wall between three and twelve feet above ground level, including both doors and windows, as measured along street but excluding alleys. Ground floor transparency shall be visually distinct from the above floors by not repeating the exact dimensions and placement of windows.

15.11.020 Application requirements.

All applications shall comply with the following requirements:

A. Applications shall be submitted either online or in writing on forms provided by the department;

B. Each submitted land use application shall be completed in its entirety, and contain all narratives, supplemental narratives, site plans, or other required attachments as specified by the pertinent application. For all planning applications, the application shall include a site plan

in print or digital form in conformance with YMC 15.11.030; provided, the administrative official at their discretion may require additional information to clarify the application or determine compliance with the provisions of this title;

C. All applications, including a Type (1) review, shall be signed by the property owner or his agent authorized in writing to do so;

D. Applications shall be accompanied by the appropriate fee as established by ordinance;

E. An application is not complete unless it includes all required information, attachments and fees. No application shall be considered officially filed until accepted as complete by the division; and

F. All applications shall include a minimum eleven-inch by seventeen-inch reproducible copy of the site plan in print or digital form. In the event of expanded review, additional copies may be required at the applicant's expense. Site plans shall be developed in accordance with YMC 15.11.030

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